



GROUVILLE
4 / 5 BEDROOM HOUSE
ASKING PRICE £1,425,000 FREEHOLD

DESCRIPTION

Four / five bedroom house in Grouville. Located close to Queen's Valley, beautiful countryside and trails, green lanes and within easy walking distance of Gorey, the property is just a fifteen minute commute to town and the colleges via Five Oaks. This immaculate chain free family home of approaching 3,000 square feet is surely going to tick the boxes of many a discerning buyer. Sitting on a lovely plot in Teighmore Park, a quiet cul-de-sac, with the private east facing garden benefiting from all day sun throughout the year and facing an open field within the Green Zone so is protected from future development. This fabulous and unique property has been subject to a very well designed rebuild and renovation completed in 2009, has remained in the same ownership since they purchased sixteen years ago. 'Ker Samber' features a wide, bright and welcoming entrance hall, a fabulous family room incorporating a fully equipped contemporary kitchen and dining area with access to the garden, separate laundry room linking through to the generous sized integral garage, living room with bay window, office / playroom / bedroom 5, cloakroom and a double bedroom with en suite, the first floor provides a majestic master bedroom suite with a vaulted ceiling and 'Juliet' balcony with far reaching rural views, a dressing room and en suite with both a bath and a shower, two further double bedrooms and the house bathroom. Storage is plentiful throughout the eaves. The garden is primarily laid to lawn with a raised composite deck for entertaining and a garden room, both with power and lighting. Parking is plentiful with five spaces and the large garage with space to park a car and plenty of room either side with ample storage at the back. Double doors at the rear of the garage enable wide access to the garden. The property boasts a high EPC rating, indicating excellent energy efficiency. Internal viewing is highly recommended by Le Rossignol Estates.

DETAILS

Entrance Hall

Foyer and Hallway

Cloakroom

Slate tiles
W.C. & wash hand basin

Kitchen / diner / family room

Slate tiles
Large kitchen island with breakfast bar
Integrated appliances to include: two electric ovens, induction hob, microwave, warming drawer, dishwasher and a free standing American style fridge freezer
Access to the garden and to the side of the property

Laundry Room

Slate flooring
Washing machine & tumble dryer
Access to integral garage

Living Room

Fitted carpet

Office / Playroom / Bedroom 5

Fitted carpet

Double Bedroom

Fitted carpet

En Suite

Fully tiled
W.C., wash hand basin & shower

First Floor Landing

Fitted carpet
Large airing cupboard
Large store

Master Bedroom

Fitted carpet
Vaulted ceiling
'Juliet' balcony with rural views over the garden

Dressing Room

Fitted carpet
Bespoke wardrobes
Eaves storage

En Suite

Tiled flooring
W.C., wash hand basin
Bath & shower

Double Bedroom

Fitted carpet
Eaves storage

Double Bedroom

Fitted carpet
Eaves storage

House Bathroom

Tiled flooring
W.C., wash hand basin
Bath & shower

Garden

Benefits from all year round all day sunshine.
Primarily laid to lawn with a low maintenance raised composite deck for entertaining
Power and lighting
Garden room with power and lighting

Garage

Large single garage and plenty of storage.

Parking

Parking for 5 on forecourt plus 1 in garage

Services

All mains services excluding gas

Oil fired central heating

Electric underfloor heating to kitchen diner and all bathrooms except master en suite

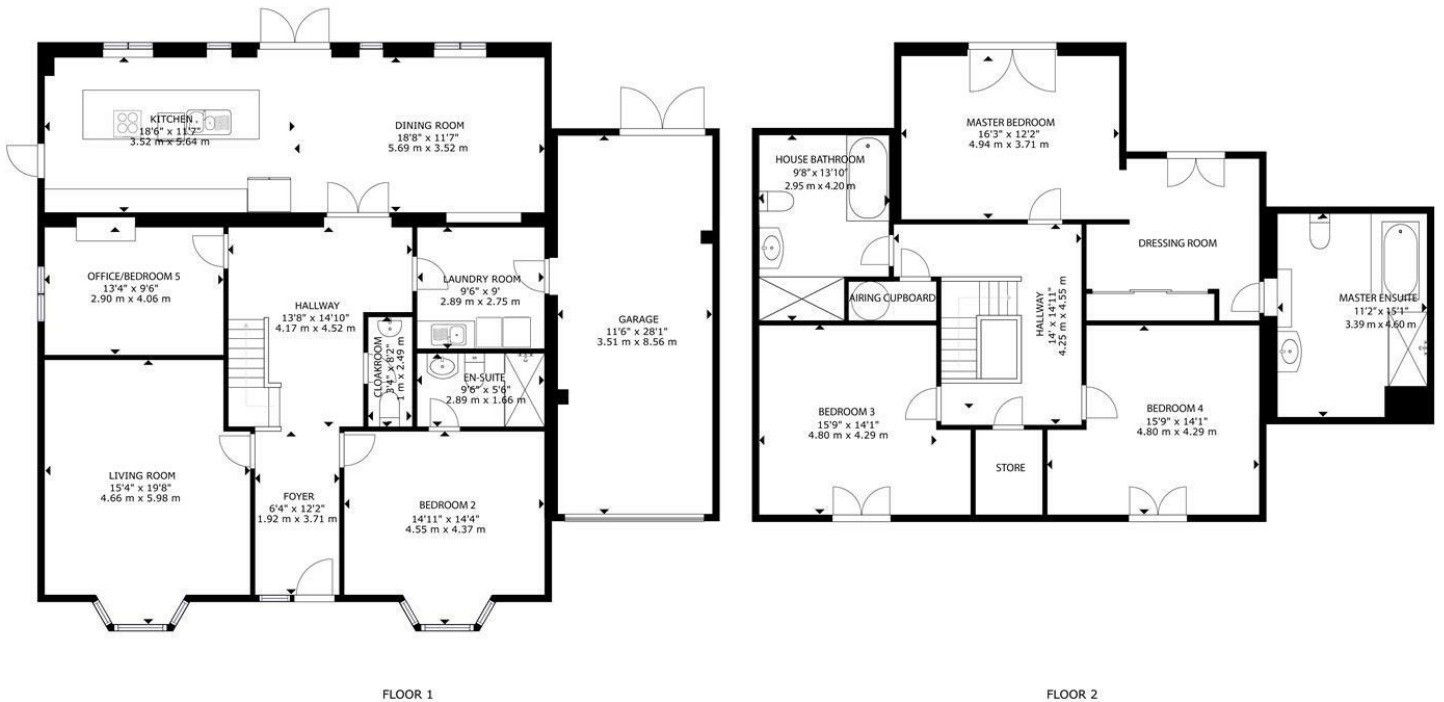
Jersey Housing Qualifications

This property is only available to persons who possess Jersey Housing Qualifications to purchase real property in Jersey.

Anti-Money Laundering

When an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be required to produce photographic identification (Passport or Driving Licence) and proof of residency documentation, (a current utility bill) together with source of funds. This is in order for Le Rossignol Estates to comply with the current Money Laundering Legislation.





GROSS INTERNAL AREA
FLOOR 1: 1529 sq ft, 142.02 m², FLOOR 2: 1322 sq ft, 122.78 m²
TOTAL: 2851 sq ft, 264.8 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



These details are set out for guidance and do not constitute any part of an offer or contract. Applicants should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good and working condition. Any reference to alterations to, or use of, any part of the property is not a statement that any planning, building regulations or other consent has been obtained. No extras or contents mentioned in these particulars are necessarily included in the sale and are included for descriptive purposes only. Title, planning and survey matters must be verified by any applicant taking advice from their appropriate professional adviser. No person being a principal, employee or consultant of Le Rossignol Estates, has the authority to make or give any representation or warranty in respect of the property.



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